

**KAREN PARKS**  
SALES & LETTINGS



**76 Marina Road, Liverpool, L37 6BW**

**Offers Over £285,000**

Karen Parks Sales and lettings are delighted to bring to market this immaculately presented and decorated three bedroom semi detached house. The property boasts a bright open plan kitchen-living space to the rear which is perfect for family living and entertaining guests. The property comprises of: to the ground floor - hallway, lounge and an open plan kitchen/diner - living space with doors onto the garden. To the first floor are three bedrooms and a family bathroom. There is a garage and utility space to the side and parking to the front and gardens to rear. The property is situated in a quiet spot but also within easy reach of local amenities such as shops, schools, transport links and Formby Village. It is also within walking distance of Formby beach and nature reserve. Early viewing of this stunning property is advised.

## ACCOMMODATION

### Ground Floor

#### Hallway



The hallway has one radiator, a meter cupboard and an under stairs storage cupboard.

#### Lounge 14'1" x 11'10" (4.31 x 3.62)



The beautifully decorated lounge has one radiator and a double glazed window.

#### Open plan kitchen-family room 17'10" x 17'6" (5.46 x 5.34)



This open plan kitchen-diner living space is an excellent space for family living and when entertaining guests as it is a great sociable space. There is a range of white wall and base units providing plenty of storage as well as an additional island with cupboards and space for bar stools. There is a double glazed window above the sink as well as an additional three velux windows allowing an abundance of light to flow in. There is a door leading out to the side utility area and a double patio doors leading out into the garden. There is an integrated oven and grill, hob, extractor and dishwasher. There is space for a fridge-freezer. Two radiators in this space.

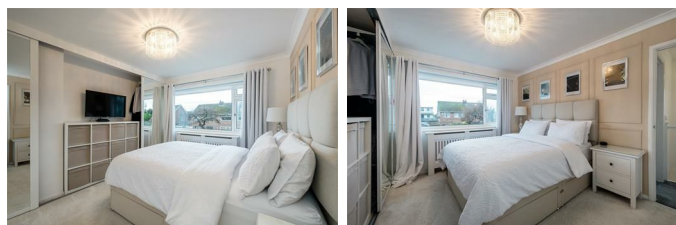
### First Floor

### Landing



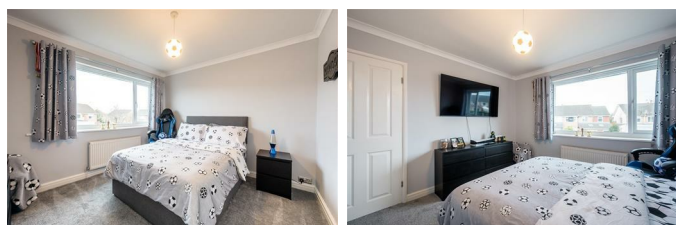
The landing has one double glazed window and a loft hatch.

#### Bedroom 1 12'2" x 11'1" (3.71 x 3.38)



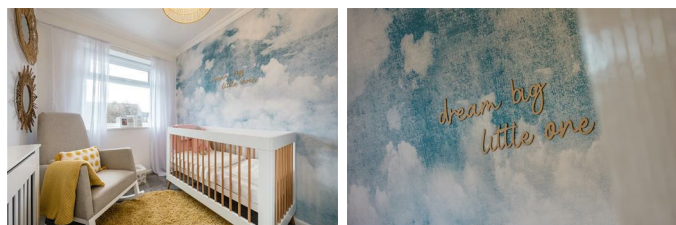
The master bedroom has fitted sliding wardrobes with rails for storage. There is one radiator and a double glazed window.

#### Bedroom 2 11'1" x 10'9" (3.38 x 3.29)



The second double bedroom has one radiator and a double glazed window.

#### Bedroom 3 9'4" x 7'0" (2.85 x 2.14)



This bedroom has a double glazed window looking over the front of the property and one radiator.

### **Bathroom 6'11" x 5'5" (2.13 x 1.67)**



The bathroom comprises of a P shaped bath with over head shower with two shower heads, hand wash basin, WC, double glazed window and heated towel rail.

### **Outside**

#### **Front Garden**

The front of the property has a paved driveway providing off road parking for multiple cars and an area laid to lawn in front of the lounge.

#### **Rear Garden**



The rear garden has a large paved patio leading out from the patio doors, there is an area laid to lawn and an additional patio area to the back of the garden to follow the sun in the summer months.

#### **Utility space 4'6" x 4'0" (1.39 x 1.23)**

Leading out from the back door is a utility space with power and plumbing for a washing machine.

#### **Garage 18'3" x 10'3" (5.57 x 3.14)**

Single garage with power.

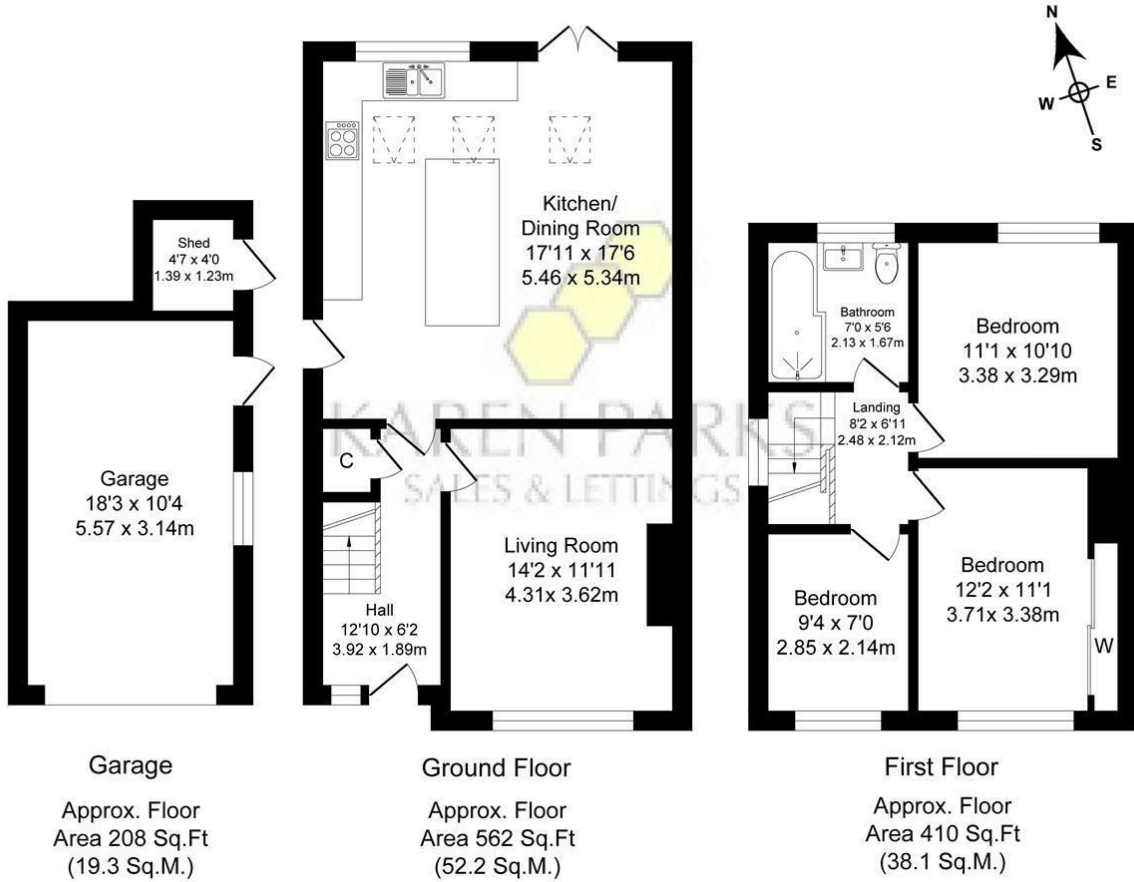
### **Important Information**

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information.

# Floor Plan

## Marina Road Total Approx. Floor Area 1180 Sq.ft. (109.6 Sq.M.)

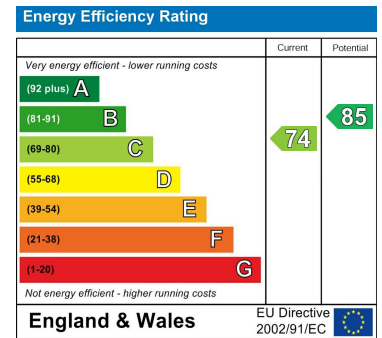
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.